



Ffurflen hawlio ar gyfer meddiannu eiddo

(trefn gyflymedig)
(tenantiaeth fyrddaliadol sicr)

Claim form for possession of property

(accelerated procedure)
(assured shorthold tenancy)

Enw'r llys	
Rhif yr Hawliad	

Name of court	
Claim no.	

- Ysgrifennwch yn glir a defnyddiwch inc du.
- Dylid cynnwys pob dogfennaeth gyda'r ffurflen hawlio.
- Rhaid ichi roi enwau a chyfeiriadau llawn, gan gynnwys cod post ar y ffurflen hawlio ynghyd â chyfeiriad llawn yr eiddo a geisir i'w feddiannu.

- Please write clearly using black ink.
- All documentation must be included with the claim form.
- The full names and addresses, including postcode must be completed on the claim form together with the full address of the premises for which possession is sought.



Hawlydd - (enw(au) a chyfeiriad(au))	
Cod post	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>

Claimant - (name(s) and address(es))	
Postcode	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>

Cod post	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>

Postcode	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>

Diffynnydd (Diffynyddion) - (Enw(au) a chyfeiriad(au))	
Cod post	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>

Defendant(s) — (name(s) and address(es))	
Postcode	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>

Cod post	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>

Postcode	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>

Mae'r hawlydd yn hawlio meddiant o:

Cod post

am y rhesymau a nodir yn y tudalennau a ganlyn.

- ☐ Mae'r hawlydd hefyd yn gofyn am orchymyn i chi dalu costau'r hawliad.

PWYSIG - I'R DIFFYNNYDD (DIFFYNYDDION)

Mae'r hawliad hwn yn golygu y bydd y llys yn penderfynu a oes rhaid i chi adael yr eiddo ai peidio, ac, os oes rhaid, pa bryd. Fel arfer, ni fydd gwrandawriad llys. Rhaid i chi weithredu ar unwaith.

Ceisiwch gymorth a chynghor gan asiantaeth gynghori neu gyfreithiwr.

Darllenwch bob tudalen ar y ffurflen hon a'r papurau a gyflwynir gyda hi.

Llenwch y ffurflen amddiffyn (N11B) a'i dychwelyd **o fewn 14 diwrnod** ar ôl derbyn y ffurflen hon.

The claimant is claiming possession of:

Postcode

for the reasons given in the following pages.

- ☐ The claimant is also asking for an order that you pay the costs of the claim.

IMPORTANT – TO THE DEFENDANT(S)

This claim means that the court will decide whether or not you have to leave the premises and, if so, when. There will not normally be a court hearing. You must act immediately.

Get help and advice from an advice agency or a solicitor.

Read all the pages of this form and the papers delivered with it.

Fill in the defence form (N11B) and return it **within 14 days** of receiving this form.

Enw a chyfeiriad y diffynnydd ar gyfer cyflwyno

Cod post

Defendant's name and address for service

Postcode

Ffi'r llys	£
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Costau'r Cyfreithiwr	£
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Cyfanswm	£
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Dyddiad cychwyn	<input type="text"/> <input type="text"/> / <input type="text"/> <input type="text"/> / <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
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Court fee	£
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Solicitor's costs	£
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Total amount	£
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Issue date	<input type="text"/> <input type="text"/> / <input type="text"/> <input type="text"/> / <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
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If you are a registered social landlord or a private registered provider of social housing claiming possession of premises let under a demoted assured shorthold tenancy, you should complete **only** sections 1 and 5 to 9.

- 1. The claimant seeks an order that the defendant(s) give possession of:**
(If the premises of which you seek possession are part of a building identify the part eg. Flat 3, Rooms 6 and 7)

Postcode

(‘the premises’) which is

- ☐ a dwelling house
- ☐ part of a dwellinghouse

Is it a demoted tenancy?

- ☐ Yes ☐ No

If Yes, complete the following:

On the

D	D	/	M	M	/	Y	Y	Y	Y
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, the

County Court made a demotion order. A copy of the most recent (assured) (secure) tenancy agreement marked 'A' and a copy of the demotion order marked 'B' is attached to this claim form. The defendant was previously (an assured) (a secure) tenant.

2. On the

D	D
---	---

 /

M	M
---	---

 /

Y	Y	Y	Y
---	---	---	---

 , the claimant entered into a written tenancy agreement with the defendant(s).

A copy of it, marked 'A' is attached to this claim form. The tenancy did not immediately follow an assured tenancy which was not an assured shorthold tenancy.

[One or more subsequent written tenancy agreements have been entered into. A copy of the most recent one, made on

D	D	/	M	M	/	Y	Y	Y	Y
---	---	---	---	---	---	---	---	---	---

, marked 'A1', is also attached to this claim form.]

3. Gwnaethpwyd y denantiaeth [gyntaf] a'r cytundeb ar ei chyfer ar neu ar ôl 28 Chwefror 1997.

- a) Ni chyflwynwyd hysbysiad i'r diffynnydd yn nodi na fyddai'r denantiaeth, neu y byddai'n parhau i fod, yn denantiaeth fyrddaliadol sicr.
- b) Ni cheir darpariaeth yn y cytundeb tenantiaeth sy'n nodi nad yw'n denantiaeth fyrddaliadol sicr.
- c) Ni fodlonir yr 'amod gweithiwr amaethyddol' fel a nodir yn Atodlen 3 Deddf Tai 1988 mewn perthynas â'r eiddo.

(neu)

Gwnaethpwyd y denantiaeth [gyntaf] a'r cytundeb ar ei chyfer ar neu ar ôl 15 Ionawr 1989.

- a) Roedd y cytundeb tenantiaeth [gyntaf] am gyfnod penodol o chwe mis o leiaf.
- b) Nid oedd hawl gan y landlord i ddod â'r denantiaeth i ben ynghynt na chwe mis ar ôl iddi ddechrau.
- c) Ar y / / (cyn i'r denantiaeth ddechrau) cyflwynwyd hysbysiad ysgrifenedig, yn nodi fod y denantiaeth i fod yn denantiaeth byrddaliad sicr, i'r diffynnydd (diffynnyddion). Fe'i cyflwynwyd gan:

- d) Ynghlwm wrth y ffurflen hawlio hon, ceir copi o'r hysbysiad hwn gyda'r llythyren 'B' arno [a phrawf o'i gyflwyno gyda 'B1' arno].

4. Pan fo cytundeb tenantiaeth newydd wedi disodli'r cytundeb tenantiaeth cyntaf, neu wedi disodli cytundeb tenantiaeth sydd wedi disodli un arall,

- a) a yw ar gyfer yr un eiddo, neu ar gyfer yr un eiddo i raddau helaeth?

☐ Ydy ☐ Nac ydy ☐ Amh

- b) ai'r un bobl oedd y landlord a'r tenant ar ddechrau'r denantiaeth newydd a'r landlord a'r tenant ar ddiwedd y denantiaeth a ddisodlwyd ganddi?

☐ Ie ☐ Na ☐ Amh

3. Both the [first] tenancy and the agreement for it were made on or after 28 February 1997.

- a) No notice was served on the defendant stating that the tenancy would not be, or continue to be, an assured shorthold tenancy.
- b) There is no provision in the tenancy agreement which states that it is not an assured shorthold tenancy.
- c) The 'agricultural worker condition' defined in Schedule 3 to the Housing Act 1988 is not fulfilled with respect to the property.

(or)

Both the [first] tenancy and the agreement for it were made on or after 15 January 1989.

- a) The [first] tenancy agreement was for a fixed term of not less than six months.
- b) There was no power for the landlord to end the tenancy earlier than six months after it began.
- c) On the / / (before the tenancy began) a notice in writing, stating that the tenancy was to be an assured shorthold tenancy, was served on the defendant(s). It was served by:

- d) Attached to this claim form is a copy of that notice marked 'B' [and proof of service marked 'B1'].

4. Whenever a new tenancy agreement has replaced the first tenancy agreement or has replaced a replacement tenancy agreement,

- a) has it been of the same, or substantially the same, premises?

☐ Yes ☐ No ☐ N/A

- b) was the landlord and tenant the same people at the start of the replacement tenancy as the landlord and tenant at the end of the tenancy which it replaced?

☐ Yes ☐ No ☐ N/A

5. Ar y / / , cyflwynwyd rhybudd ysgrifenedig i'r diffynnydd (diffynnyddion), yn nodi bod rhaid ildio meddiant o'r eiddo. Fe'i cyflwynwyd gan:

Daeth y rhybudd i ben ar y

/ /

Ynglwm wrth y ffurflen hawlio hon, ceir copi o'r rhybudd hwnnw gyda'r llythyren 'C' arno [a phrawf o'i gyflwyno gydag 'C1' arno].

6. A yw'r eiddo yn rhan o dŷ amlfeddiannaeth?

☐ Ydy ☐ Nac ydy

Os Ydy, llenwch fel a ganlyn:

- (a) Mae'r eiddo yn rhan o dŷ amlfeddiannaeth ac mae'n ofynnol iddo fod wedi'i drwyddedu yn unol â rhan 2 Deddf Tai 2004 gyda trwydded ddilys mewn grym.

Rhodddwyd y drwydded gan (*enw'r awdurdod*)

ar / /

Os yw'r cais am drwydded gyda'r awdurdod tai lleol, ac os nad yw wedi'i benderfynu, dylid rhoi tystiolaeth o'r cais ynglwm wrth y ffurflen hawlio hon gyda'r llythyren 'D' arni.

A yw'n ofynnol i'r eiddo fod wedi'i drwyddedu yn unol â Rhan 3 Deddf Tai 2004?

☐ Ydy ☐ Nac ydy

Os Ydy, llenwch fel a ganlyn:

- (b) Mae'r eiddo wedi'i drwyddedu yn unol â rhan 3 o'r Ddeddf Tai.

Rhodddwyd y drwydded gan (*enw'r awdurdod*)

ar / /

Os yw'r cais am drwydded gyda'r awdurdod tai lleol, ac os nad yw wedi'i benderfynu, dylid rhoi tystiolaeth o'r cais ynglwm wrth y ffurflen hawlio hon gyda'r llythyren 'E' arni.

5. On the / / , a notice in writing, saying that possession of the premises was required, was served upon the defendant(s). It was served by:

The notice expired on the

/ /

Attached to this claim form is a copy of that notice marked 'C' [and proof of service marked 'C1'].

6. Is the property part of a house in multiple occupation?

☐ Yes ☐ No

If Yes, complete the following:

- (a) The property is part of a house in multiple occupation and is required to be licensed under part 2 of the Housing Act 2004 and has a valid licence.

The licence was issued by (*name of authority*)

on / /

If the licence application is outstanding with the local housing authority, evidence of the application should be attached to this claim form marked 'D'.

Is the property required to be licensed under Part 3 of the Housing Act 2004?

☐ Yes ☐ No

If Yes, complete the following:

- (b) The property is licensed under part 3 of the Housing Act.

The licence was issued by (*name of authority*)

on / /

If the licence application is outstanding with the local housing authority, evidence of the application should be attached to this claim form marked 'E'.

7. Rhaid ichi lenwi'r adran hon

- (a) a dderbyniwyd blaendal ariannol ar neu ar ôl 6 Ebrill 2007?

☐ Do ☐ Naddo

Os Do, ar ddyddiad cyflwyno Rhybudd Adran 21:

- (i) Roedd y blaendal wedi'i gadw dan Gynllun Blaendal Tenantiaeth, a awdurdodwyd yn unol â Rhan 6 Deddf Tai 2004. Fy nghyfeirnod yw

- (ii) Cydymffurfiwyd â gofynion cychwynnol y Cynllun Blaendal Tenantiaeth mewn perthynas â'r blaendal.

- (iii) Roedd yr hawlydd wedi rhoi i'r diffynnydd, ac i unrhyw un a dalodd y blaendal ar ran y diffynnydd, yr wybodaeth benodedig mewn perthynas â'r blaendal yn ogystal â gwybodaeth am weithrediad y Cynllun Blaendal Tenantiaeth.

- (b) A dderbyniodd yr hawlydd flaendal ar ffurf eiddo ar neu ar ôl 6 Ebrill 2007?

☐ Do ☐ Naddo

Os Do, ar ddyddiad cyflwyno Rhybudd adran 21, roedd yr eiddo hwnnw wedi'i ddychwelyd i'r unigolyn y derbyniwyd yr eiddo ganddo.

8. Os yw'r diffynnydd (diffynyddion) yn ceisio gohirio'r meddiannu ar sail caledi eithriadol, a yw'r hawlydd yn fodlon i'r cais gael ei ystyried heb wrandawriad?

☐ Ydy ☐ Nac ydy

9. Mae'r hawlydd yn gofyn i'r llys orchymyn bod y diffynnydd (diffynyddion)

☐ yn ildio meddiant o'r eiddo.

☐ yn talu costau'r hawliad hwn.

7. The following section must be completed in all cases

- (a) was a money deposit received on or after 6 April 2007?

☐ Yes ☐ No

If yes, at the date of service of the Section 21 Notice:

- (i) The deposit was held under a Tenancy Deposit Scheme (TDS) authorised under Part 6 of the Housing Act 2004. My reference number is

- (ii) The initial requirements of the TDS had been complied with in relation to the deposit.

- (iii) The claimant had given the defendant and anyone who paid the deposit on behalf of the defendant the prescribed information in relation to the deposit and the operation of the TDS.

- (b) Did the claimant received a deposit in the form of property on or after 6 April 2007?

☐ Yes ☐ No

If Yes, at the date of service of the section 21 Notice that property had been returned to the person from whom it was received.

8. If the defendant(s) seek(s) postponement of possession on the grounds of exceptional hardship, is the claimant content that the request be considered without a hearing?

☐ Yes ☐ No

9. The claimant asks the court to order that the defendant(s)

☐ deliver up possession of the property.

☐ to pay the costs of this claim.

Efallai y bydd achos dirmyg llys yn cael ei ddwyn yn erbyn rhywun sy'n gwneud datganiad anwir neu sy'n achosi i ddatganiad anwir gael ei wneud mewn dogfen a ddilysir gan ddatganiad gwirionedd.

Datganiad Gwirionedd

*(Rwy'n credu) (Mae'r hawlydd yn credu) bod y ffeithiau a nodir yn y ffurflen hawlio hon (ac ar unrhyw ddalennau ynghlwm) yn wir.

* Awdurdodir fi yn briodol gan yr hawlydd i lofnodi'r datganiad hwn.

Llofnod

** (Hawlydd)(Cyfaill cyfreitha(Ile bo'r hawlydd yn blentyn
neu'n barti a warchodir)(Cyfreithiwr yr hawlydd)
dilëer fel sy'n briodol

Dyddiad / /

Enw llawn

Enw ffyrm cyfreithiwr yr hawlydd

Safle neu swydd a ddelir
(os llofnodir ar ran ffyrm neu gwmni)

Cyfeiriad yr hawlydd neu gyfreithiwr yr hawlydd y dylid anfon y dogfennau ato os yw'n wahanol i'r hyn sydd ar y dudalen gyntaf.

Cod post

Os yn berthnasol

Cyf:	
Rhif ffacs	
Rhif DX	
e-bost	
Rhif ffôn	

Proceedings for contempt of court may be brought against a person who makes or causes to be made, a false statement in a document verified by a statement of truth.

Statement of Truth

*(I believe)(The claimant believes) that the facts
stated in this claim form (and any attached sheets)
are true.

* I am duly authorised by the claimant to sign this statement.

Signed

*(Claimant)(Litigation friend(*where claimant is a child or a protected party*))(Claimant's solicitor)
*delete as appropriate

Date / /

Full name

Name of claimant's solicitor's firm

Position or office held
(if signing on behalf of firm or company)

Claimant's or claimant's solicitor's address to which documents should be sent if different from that on the front page.

Postcode

If applicable

Ref. no	
Fax no.	
DX no.	
e-mail	
Tel. no.	

TYSTYSGRIF CYFLWYNO

(wedi'i gwblhau ar gopi'r llys yn unig)

Yr wyf yn tystio fod y ffurflen hawlio y mae hon yn gopi cywir ohoni wedi'i chyflwyno gennyf i ar

drwy ei phostio at y diffynnydd (diffynnyddion) ar

D	D	/	M	M	/	B	B	B	B
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i'r cyfeiriad a nodir ar dudalen gyntaf y ffurflen hawlio.

NEU

Nad yw'r ffurflen hawlio wedi'i chyflwyno am y rhesymau a ganlyn:

Swyddog y Llys

CERTIFICATE OF SERVICE

(completed on court copy only)

I certify that the claim form of which this is a true copy was served by me on

by posting it to the defendant(s) on

D	D	/	M	M	/	Y	Y	Y	Y
---	---	---	---	---	---	---	---	---	---

at the address stated on the first page of the claim form.

OR

The claim form has not been served for the following reasons:

Officer of the Court

Efallai eich bod yn gymwys i gael cymorth gan y Gronfa Gwasanaeth Cyfreithiol Cymunedol (CGCC) i dalu rhai o'ch costau cyfreithiol, neu'r cyfan ohonynt. Gofynnwch am y Gronfa yn swyddfa unrhyw lys sirol neu mewn unrhyw fan gwybodaeth neu bwynt cymorth sy'n dangos y logo hwn.



You may qualify for assistance from Community Legal Service Fund (CLSF) to meet some or all of your legal costs. Ask about the CLSF at any county court office or any information or help point which displays this logo.



Dychwelyd y ffurflenni

Anfonwch eich ffurflen wedi'i llenwi ynghyd â dogfennau eraill i swyddfa'r llys yn

Ffôn:

Ffacs:

Cyfeiriwch bob gohebiaeth at y 'Rheolwr Llys'.

Returning the forms

Send your completed form and other documents to the court office at

Telephone:

Fax:

Please address all correspondence to 'The Court Manager'.